

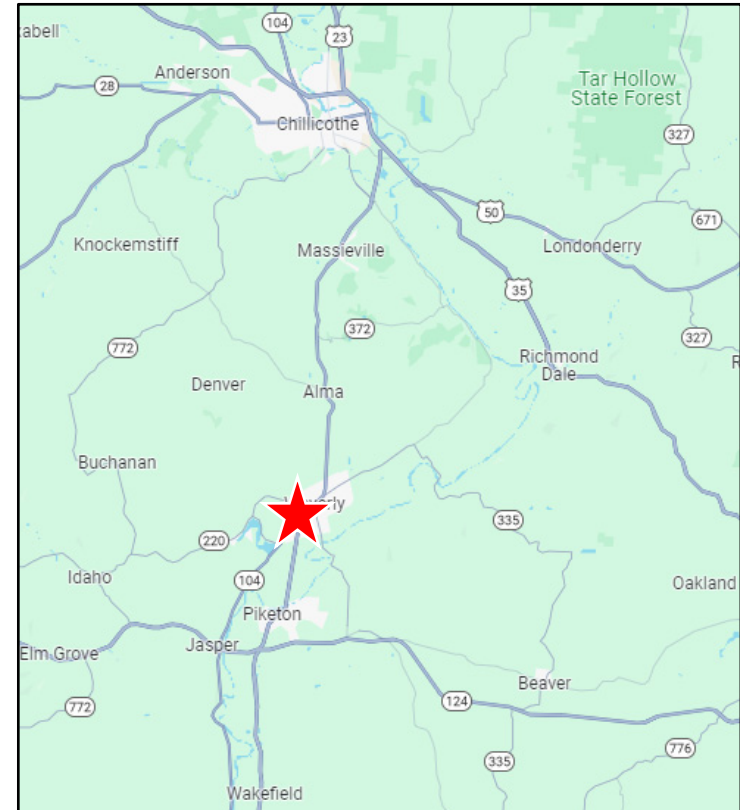


Highlights:

- **1.5 acre parcel of land**
- **200 ft of frontage on US 23**
- **Outstanding QSR sales in the city**
- **Future grocery anchored development with proposed lighted intersection into development**
- **Dimensions of site: 200 ft x 325 ft**
- **Ground lease opportunity**

Location:

- **20,170 Average daily traffic on US 23**
- **Area retailers include Take 5 Car Wash, Arby's, Rural King, & Walmart Supercenter**



The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

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Mark W Zelnik

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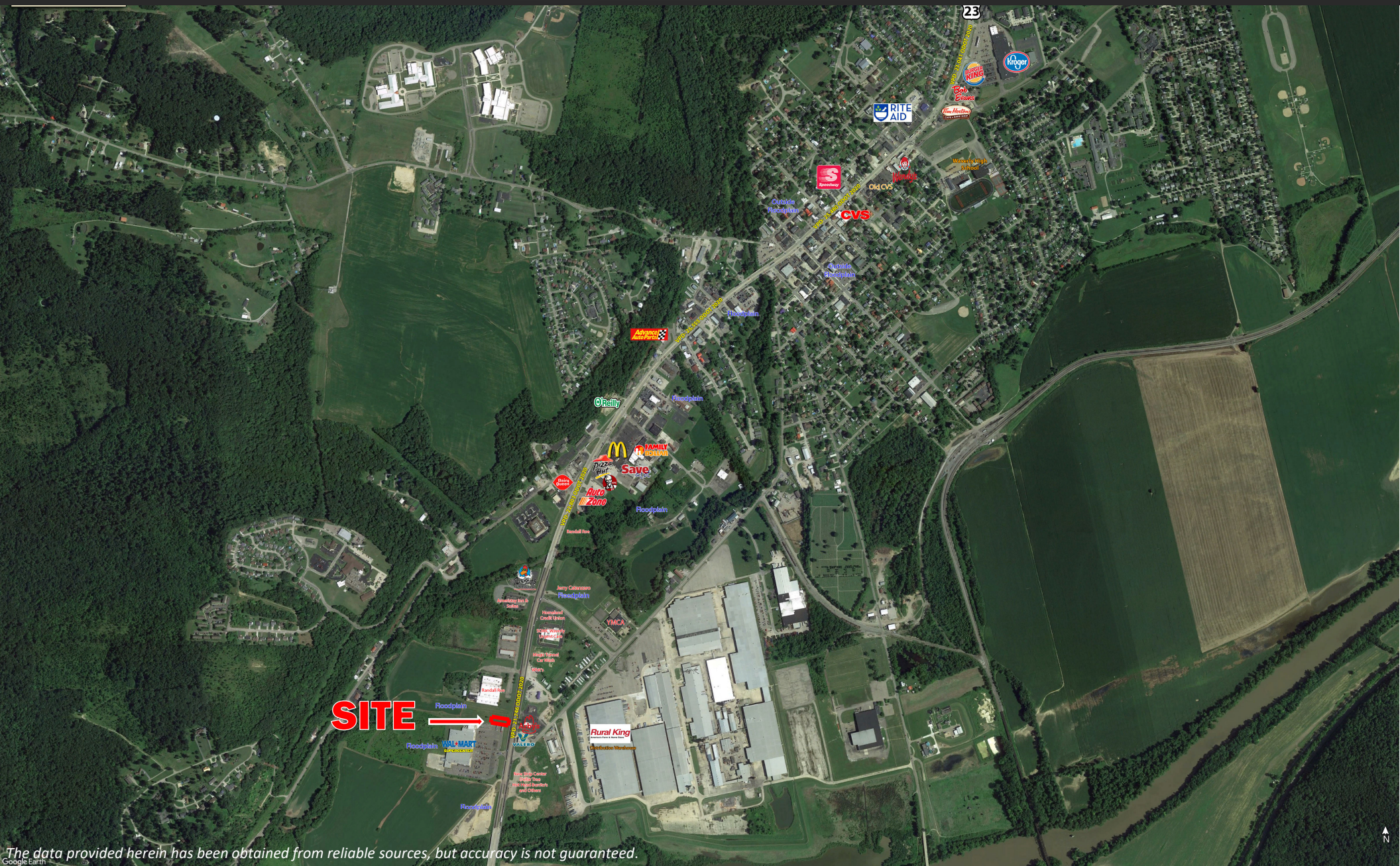
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Waverly, Ohio

US 23



AVAILABLE



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PARCEL AREA: +2.10 AC

PARKING:
PROVIDED PARKING: (4) 8'x20' ADA ACCESSIBLE PARKING SPACES + (87) 10'x20' SPACES = 91 SPACES PROVIDED.

NOTES:
1. ZONING CODE RESEARCH HAS NOT BEEN PERFORMED.
2. EXISTING CONDITIONS BASED OFF GOOGLE AERIAL IMAGERY.

PROPOSED TRAFFIC SIGNAL

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	BY	DATE	REVISIONS	PROJ. PERSONNEL	DATE
	DLZ		Remarks		



ALDI Inc.
4400 S. Charleston Pike
Springfield, OH 45502
937.255.9999
www.aldi.us

ALDI
US 23 &
W 2ND ST
WAVERLY, OH 45690
PIKE COUNTY

SCALE
0 25 50
FEET
(24"X36")

PRELIMINARY
SITE PLAN

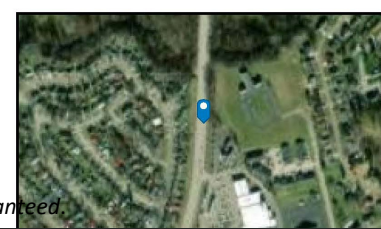
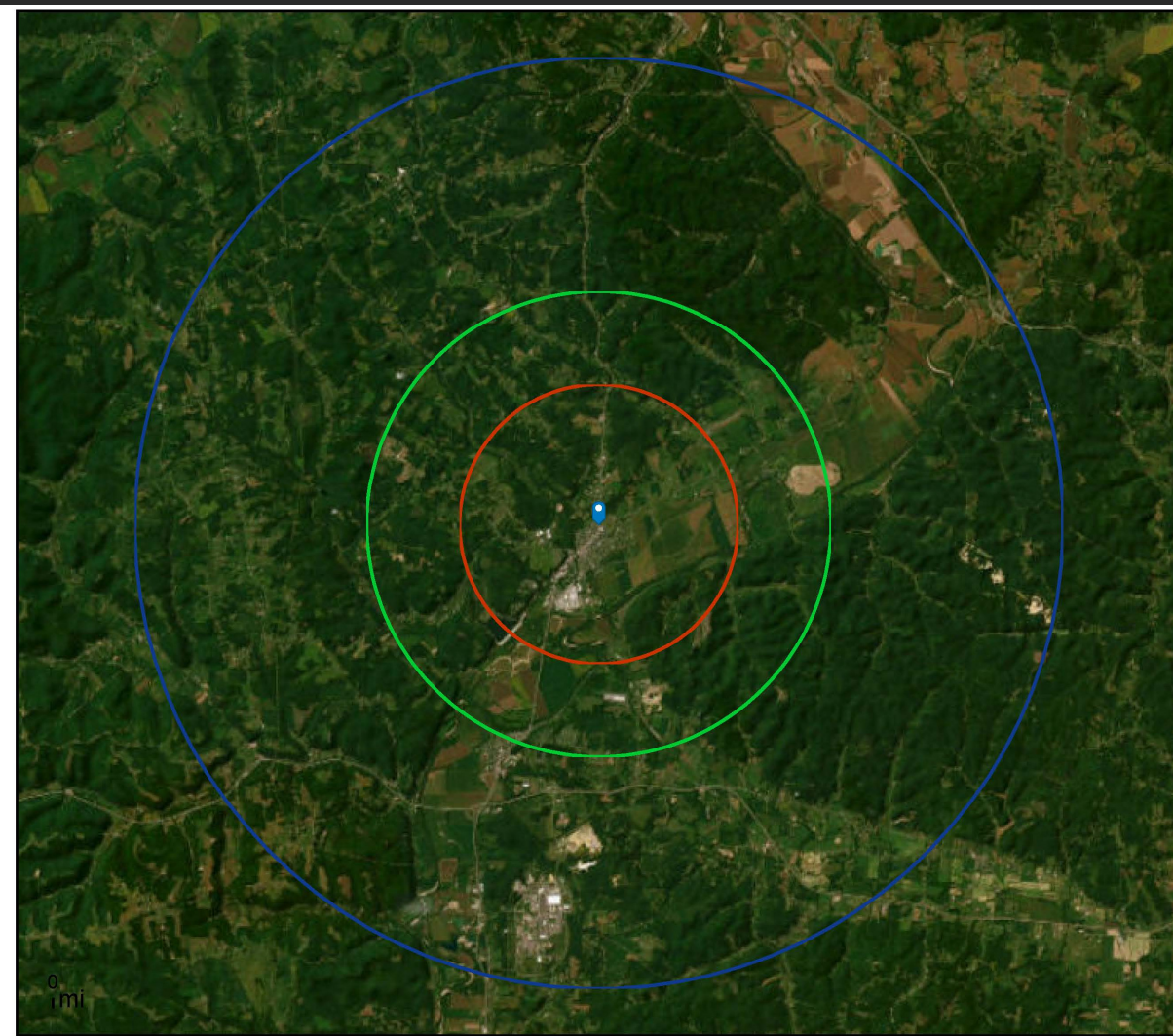
ISSUED STATUS: -
PS-4
SHEET
DATE ISSUED: 09/13/2023 Mo./Dy./Yr.

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	3 miles	5 miles	10 miles
Population Summary			
2000 Total Population	6,495	10,949	25,891
2010 Total Population	6,443	11,235	26,457
2018 Total Population	6,143	10,459	24,808
2018 Group Quarters	122	172	335
2023 Total Population	6,069	10,332	24,388
2018-2023 Annual Rate	-0.24%	-0.24%	-0.34%
2018 Total Daytime Population	8,435	11,629	24,712
Workers	4,938	5,493	9,625
Residents	3,497	6,136	15,087
Household Summary			
2000 Households	2,808	4,440	9,859
2000 Average Household Size	2.00	2.00	3.00
2010 Households	2,819	4,620	10,240
2010 Average Household Size	2.24	2.38	2.54
2018 Households	2,722	4,433	9,935
2018 Average Household Size	2.21	2.32	2.46
2023 Households	2,715	4,425	9,872
2023 Average Household Size	2.19	2.30	2.44
2018-2023 Annual Rate	-0.05%	-0.04%	-0.13%
2010 Families	1,751	3,064	7,131
2010 Average Family Size	2.80	2.88	3.00
2018 Families	1,609	2,813	6,646
2018 Average Family Size	2.83	2.86	2.96
2023 Families	1,594	2,792	6,572
2023 Average Family Size	2.80	2.83	2.93
2018-2023 Annual Rate	-0.19%	-0.15%	-0.22%
Housing Unit Summary			
2000 Housing Units	3,117	4,931	10,940
Owner Occupied Housing Units	50.0%	56.0%	63.0%
Renter Occupied Housing Units	40.0%	34.0%	27.0%
Vacant Housing Units	10.0%	10.0%	10.0%
2010 Housing Units	3,184	5,234	11,645
Owner Occupied Housing Units	49.0%	54.0%	60.0%
Renter Occupied Housing Units	39.0%	34.0%	28.0%
Vacant Housing Units	11.0%	12.0%	12.0%
2018 Housing Units	3,124	5,081	11,155
Owner Occupied Housing Units	45.0%	51.0%	60.0%
Renter Occupied Housing Units	42.0%	36.0%	29.0%
Vacant Housing Units	13.0%	13.0%	11.0%
2023 Housing Units	3,060	5,016	11,068
Owner Occupied Housing Units	46.0%	52.0%	61.0%
Renter Occupied Housing Units	43.0%	36.0%	28.0%
Vacant Housing Units	11.0%	12.0%	11.0%
Median Household Income			
2018	\$50,519	\$52,692	\$48,456
2023	\$55,714	\$58,382	\$54,195
Median Home Value			
2018	\$192,147	\$181,742	\$176,584
2023	\$207,277	\$199,569	\$200,302
Per Capita Income			
2018	\$32,139	\$31,622	\$28,399
2023	\$37,095	\$36,500	\$32,550
Median Age			
2010	45.2	41.9	39.6
2018	46.7	43.8	42.0
2023	46.8	44.8	43.4



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